



— PLANNING AND ZONING COMMISSION —

MINUTES OF PLANNING AND ZONING MEETING

03/10/2020

6:00pm

The meeting was called to order by Chairperson Josh Rabe and, on roll call, the following members were present:

- Josh Rabe
- Al Farris
- Misty Soldwisch
- Becky Needles
- Joe Butler
- Sarah Ritchie
- Erin Freeberg
- Bob Ormsby

Commission Members Absent: Jeromy Pribil

Staff Present: Charlie Dissell, Cortney Marmon, Doug Bylund

Public Present: Terry Davis 19161 S23 Milo, IA 50166

Commissioner Farris moved to approve the minutes of the January 15th, 2020 meeting pending the noted changes of new business being presented before old business and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Soldwisch, Ormsby, Needles, Butler, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider zoning regulation amendment to Chapter 165, regarding bulk storage of petroleum products

Mr. Dissell provided an overview.

Commissioner Ormsby asked if there were any regulations on spacing for tanks. Mr. Dissell stated he would have to look at NFP Regulations and Mr. Davis said it would depend on the size of the tanks.

Commissioner Farris asked how far back 300 ft was based on map and Mr. Dissell pointed it out and noted the larger tank was proposed to be located was closer to the back of the lot.

Commissioner Farris asked if the land to the north could become residential and Mr. Dissell said yes. Commissioner Farris wondered if this would cause issues.

Commissioner Butler wanted to know if additional structures would have to be 300 feet away. Mr. Dissell said no, that would be a "buyer be aware" situation.

Commissioner Rabe stated that the concerns seemed mostly about future development.

Commissioner Farris wanted to know if someone could just drive up and fill up a tank. Mr. Davis advised that you couldn't do this, and that only a trained individual would be able to do this.

Commissioner Butler said he was on the Commission in 2015 when this was originally brought up, and said the concerns were with safety and appearance. He stated that the safety issues have been addressed and the concerns were more about appearance at this point.

Mr. Davis addressed issues of not being able to put the tanks underground due to safety and inefficiency. Commissioner Butler said that we would need to think about how this will look to residents. Mr. Davis advised the tanks cannot be fully enclosed and Commissioner Butler said we would have to make a ruling based off the fact that anyone could follow suit in C-2 district. Commissioner Farris also stated the appearance would depend on how you orient the tanks.

Commissioner Butler stated that since it's a permanent structure it should be outside the front yard setback and Mr. Dissell agreed.

Commissioner Rabe asked if the pump and tank are separate. Mr. Davis advised it can be done several ways but that there are regulations on the length of the hose.

Commissioner Rabe asked about amount of air flow needed for tanks and Mr. Davis stated there is not set amount. Commissioner Butler advised we implement the tanks being not visible and Commissioner Soldwisch asked if this would hinder or limit use. Mr. Davis said no it would not and the area would also need to be secure.

Commissioner Butler moved to recommend the zoning regulation amendment request be approved, with the condition that the new regulations do not go into effect until the City adopts NFPA 54 and NFPA 58. Further, knowing that there will be other codes in place to regulate the safety aspects of gas stations to a greater extent, the Commission recommends amending the permitted principal use in the C-2 Highway Commercial Zoning District to state:

2. Gas Station/Convenience Store, ~~not~~ including the dispensing of liquefied propane ~~for vehicles~~, but not including any above ground storage tanks over 1,000 gallons in size, providing that all above ground tanks be located outside the front yard and providing screening of above ground tanks from all public rights-of-way in compliance with Section 166.11.3.

Further, to address the bulk storage of petroleum products, the Commission recommends the following be added to the list of special exceptions in the C-2 Highway Commercial Zoning District:

Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

4. Bulk storage of petroleum products and liquid fertilizer under pressure not located within 300 feet of any existing dwelling, business, public right-of-way, park, school, church or place of public assembly. For purposes of this section, the bulk storage includes any above ground storage tank over 1,000 gallons in size.

Commissioner Farris seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Ormsby Ritchie, Needles, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider amendments to Planning and Zoning Commission Rules and Regulations

Mr. Dissell provided an overview.

Commissioner Butler moved to approve the amendments to the Planning and Zoning Commission Rules and Regulations Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Ormsby, Ritchie, Needles, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider Recommendation on Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola

Mr. Dissell provided an overview.

Discussion took place on the annual work program, and when that should be done.

Discussion took place regarding zoning maps and rezoning process.

Discussion took place on accountability within departments and working together.

Discussion took place on timeline of Comprehensive plan.

Discussion took place on being able to amend the comprehensive plan.

Discussion took place on developing parks and concerns with parks and distances between parks.

Discussion took place on roads and developing new intersections, crossways, feeder roads, etc.

Discussion took place on land use classifications.

Discussion took place on utilities and the action statements related to them.

Commission agreed to make the following changes to the draft plan:

1. Set up the annual work program and review based on the fiscal year instead of calendar year to better match with City budgeting practices. This would also require an amendment to Section 23.05(9) of the Code of Ordinances of Indianola, Iowa.
2. Keep the provided park space at a rate of 16 acres per 1,000 population, however, rather than parks being located within ¼ mile walk of every resident, change to a ½ mile walk of every resident
3. On the crossing of certain roads through environmentally sensitive areas, the following policy statement was added "this Plan includes an action statement for the City to establish a policy to identify when there should be a city contribution to road improvements or new road construction that is necessary to support new development, rather than being completely funded by the developer. It is important to establish a good system of collector and arterial streets that provide connectivity between neighborhoods, generally in a grid pattern. Streams and creeks can make development of a grid roadway network difficult due to the need for culverts and/or bridges in addition to the greater potential for disruption to the environment resulting from tree clearing and extensive grading operations. To be cost-effective and environmentally responsible, the number of new creek crossings should be limited. In areas where construction is determined to be not feasible due to topography or other environmental conditions, other options such as cul-de-sacs and T-intersections should be considered by the City and the developer."
4. West Orchard Avenue was changed to a minor collector, and its crossing across Cavitt Creek was eliminated. Eliminating this crossing should mean more traffic on Iowa Avenue and Hoover Street. Hoover Street is planned as a major arterial. Iowa Avenue may require some traffic calming measures in the future to keep it functioning as minor arterial, while managing the speed.

No Motion/action taken on this agenda item

Comments:

None.

Commissioner Needles moved to adjourn the meeting and Commissioner Farris seconded. Meeting was adjourned at 7:35pm.


Josh Rabe, Chairperson
Charlie Dissell, Director of Community Development

